



# Nugget Factory Kanowna St. Williamstown Heritage Assessment Report

Prepared for Hobsons Bay City Council

21 October 2013

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## Abbreviations

AAV	Aboriginal Affairs Victoria (Heritage Services Branch)
AHC	Australian Heritage Commission
AMG	Australian Map Grid
BP	Before Present
CHMP	Cultural Heritage Management Plan
CHP	Cultural Heritage Permit
DDEWPAC	Department of Sustainability, Environment, Water, Population and Communities (formerly DEWHA)
DOI	Department of Infrastructure
DPCD	Department for Planning and Community Development
HO	Heritage Overlay
HV	Heritage Victoria (DSE)
ICOMOS	International Council on Monuments and Sites
LCC	Land Conservation Council
RAP	Registered Aboriginal Party
RNE	Register of the National Estate
VAS	Victoria Archaeological Survey (now part of AAV and Heritage Victoria)

## Contents

<b>Summary .....</b>	<b>5</b>
1.1 Recommendations .....	5
<b>2 Introduction .....</b>	<b>7</b>
2.1 Authorship .....	7
<b>3 Background Information .....</b>	<b>8</b>
3.1 Planning background .....	8
3.2 Summary history .....	9
<b>4 Site Description .....</b>	<b>16</b>
4.1 Context .....	16
4.2 Description .....	16
<b>5 Analysis and assessment of significance .....</b>	<b>24</b>
5.1 Assessment of evidence .....	24
5.2 Comparison .....	24
5.3 Previous significance assessment .....	25
5.4 Significance conclusion .....	27
<b>6 Conclusion .....</b>	<b>28</b>
6.1 Recommendations .....	28
<b>Appendix 1 – Cultural heritage significance .....</b>	<b>30</b>
Historical cultural significance .....	30
Assessment criteria .....	30
<b>Bibliography .....</b>	<b>32</b>

### List of Tables

Table 1: Anticipated structural and archaeological features .....	24
Table 2: Heritage Victoria Assessment Criteria .....	30

### List of Figures

Figure 1: Heritage Victoria 'HERMES' plan showing subject buildings, HO8 (pink) and adjacent Heritage inventory areas (green line) .....	8
Figure 2: Williamstown Township Plan .....	9
Figure 3: Facade of Williamstown Steam Laundry, later Nugget polish factory .....	10
Figure 4: MMBW 1 inch: 40 ft. detail plan, 44 & 47, 1908 Town of Williamstown, State Library of Victoria .....	12
Figure 5: State Library Victoria, H86.98/548, 1966 .....	13

Figure 6: MMBW Property Connection Plan 1960. (Casey Plumbing).....	14
Figure 7: General View of the study area (GeoVic online map).....	16
Figure 8: Underside of first floor, showing beams, floor boards and spacers.....	17
Figure 9: Stained timber lining boards in ceiling (above false suspended ceiling in cupboard space upstairs) .....	17
Figure 10: Partial rear wall of ground level showing stepped loadbearing wall.....	18
Figure 11: Central staircase – it is unclear if this is 19 <sup>th</sup> century, or was replaced in 1950s.....	19
Figure 12: Corner of one of the upper offices, showing chamfer from former chimney.....	19
Figure 13: Steel horizontal casement window in upstairs area. ....	20
Figure 14: General view of facade from south east - note yard wall on left is probably part of former building. ....	20
Figure 15: c1920 office and amenities block .....	21
Figure 16: c 1950s warehouse and despatch building. ....	22
Figure 17: Rear of main buildings showing roof lines and recently extracted tank. ....	22
Figure 18: Riveted rectangular wrought iron liquid storage tank. Flanged openings are at the top and end, (obscured from view). ....	23
Figure 19: Rear (west) of 1888 single storey manufacturing building showing various blocked up wall perforations, and flanged pipe extending under floor from tank pit.....	23

## Summary

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Biosis Pty Ltd was commissioned by Hobsons Bay City Council to undertake a historic assessment and report on the former Nugget Factory at 16-20 Kanowna St., Williamstown.

A review was undertaken of previous research and reports relating to the site, and an inspection made on 11 October 2013 to examine the buildings.

The property at 16-20 Kanowna St was originally occupied by a Steam Laundry serving the P&O Company and other ships from the 1880s. In about 1909 it became the Nugget shoe polish factory, later taken over by Reckitt and Coleman.

The assessment has determined that the surviving one and two storey buildings facing Kanowna Street are substantially original fabric related to the construction of the original steam laundry and modifications made to accommodate the shoe polish factory. Architectural elements of the buildings were noted, in particular specific elements that provide evidence of past uses and function of the buildings, and evidence of alterations such as blocked wall openings, perforations and services which demonstrate the industrial uses of the site.

The historical significance of the building has been identified in previous assessments, but only the 1989 Western Region Industrial Heritage Study has proposed specific planning scheme protection. Apart from the effect of the superficial alterations to the facade, the structure demonstrates this significance in the form, plan and details of its construction.

Comparative assessment shows that there are few other buildings related to the either servicing shipping or the chemical industry in Williamstown.

The buildings are considered to be of heritage significance and warrant retention. Physical evidence, consisting of the fabric, layout and form of the buildings is part of this significance, as is the demonstrated (underground tanks) and potential archaeological evidence.

### 1.1 Recommendations

Demolition of the Nugget Factory buildings would adversely affect the significance of the place. State and Local Planning Policy Frameworks and the Municipal Strategic Statement promote the retention, conservation of significant places.

It is therefore recommended that the buildings be retained and protected either under the existing precinct heritage overlay or a site specific heritage overlay, and further that it should be recorded on the Victorian Heritage Inventory as an archaeological site.

If works to the buildings are proposed, including alterations, excavation, new openings in walls, removal of underground services or contaminated soil, etc. there should be appropriate investigation, recording and mitigation action commensurate with the nature and level of significance as follows:

- *Archival recording (b/w negative and colour transparency, scaled photography (also digital imagery) site mapping and architectural drawings of buildings and all structural element prior to alterations.*
- *Photographic recording of works in progress, particularly where removal of finishes, fittings and structure may reveal earlier or concealed fabric and features.*

- *Further research and recording of the site, including preparation of detailed site history, collation of historic plans, operation procedures, oral history interviews with past workers, & co.*
- *A Consent to excavate and/or Consent to disturb must be obtained before undertaking any further demolition or excavation works on the site.*
- *Archaeological test excavations to determine the nature and extent of surviving archaeological deposits, including further underground tanks, drains and plant, foundations of former buildings or buried structures, occupation and waste deposits, etc.*
- *On the basis of the results of the test excavation, further archaeological salvage may be required.*
- *An archaeological watching brief should also be undertaken to record structural and archaeological details revealed during demolition (this should be phased in stages e.g.*
  - *after removal of roofing,*
  - *after clearance of walls,*
  - *after removal of floors and footings.*
- *Preparation of documentation with archival record for lodgement with Council, State Library Victoria, Heritage Victoria and Public Records Office.*

Preparation of a Conservation Management Plan<sup>1</sup> is an appropriate mechanism to ensure the heritage values of the site are properly identified and managed.

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<sup>1</sup> James Semple Kerr, 2013, *The Conservation Plan, A guide to the preparation of conservation plans for places of European cultural significance*, Australia ICOMOS.

## Introduction

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Heritage places are an important for their intrinsic values in that they incorporate community aspirations, including legacy value, embody cultural significance, and preserve evidence and symbols of our history and culture for future generations. In the Burra Charter,<sup>2</sup> cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations". Heritage places can provide us with important information about past lifestyles and cultural change. Preserving and enhancing these important and non-renewable resources is encouraged or mandated under cultural heritage legislation in Victoria including the *Heritage Act 1995* and *Planning and Environment Act 1987*.

It is an offence under sections of legislation to damage or destroy heritage sites without a permit or consent from the appropriate body.

When a project or new development is proposed, it must be established if any cultural heritage places are in the area and how they might be affected by the project. Often it is possible to minimise the impact of development or find an alternative to damaging or destroying a heritage place in. In lieu of this appropriate documentation of the site to ensure a permanent record is kept, may be undertaken. Therefore, preliminary research and survey to identify heritage places is a fundamental part of the background study for most developments.

Biosis Pty Ltd was commissioned by Hobsons Bay City Council to undertake a historic assessment and report on the former Nugget Factory at 16-20 Kanowna St., Williamstown.

A review was undertaken of previous research and reports relating to the site, and an inspection made on 11 October 2013 to examine the buildings and in particular, to identify whether any fabric can be shown to reflect the past uses of the buildings and be related to specific technology and processes.

### 2.1 Authorship

Gary Vines managed the project, carried out the field survey and wrote the report. Stephanie Vick undertook additional background research and assisted with production of the report.

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<sup>2</sup> Australia ICOMOS 1999, *The Illustrated Burra Charter*, *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)*, revised edition.



## Background Information

### 3.1 Planning background

The property at 16-20 Kanowna Street has been known as the site of the P&O Laundry and Nugget Shoe Polish Factory, from at least the 1930s, when the first major history of the area was written.<sup>3</sup>

The site has also been identified in research by the Williamstown Historical Society,<sup>4</sup> the Living Museum of the West<sup>5</sup> and the former Western Region Commission.<sup>6</sup> It was assessed in the Western Region Industrial Heritage Study as being of local significance.<sup>7</sup>

The property is not including on the Victorian Heritage Register or Heritage Inventory.

16-20 Kanowna Street is included as a non-contributory place within the Heritage Overlay of the Hobson's Bay Planning Scheme (Government Survey Heritage Precinct HO8).<sup>8</sup>



Figure 1: Heritage Victoria 'HERMES' plan showing subject buildings, HO8 (pink) and adjacent Heritage inventory areas (green line)

<sup>3</sup> William H. Elsum, 1934, *The history of Williamstown : from its first settlement to a city, 1834-1934* Compiled by order of the Williamstown City Council by William H. Elsum, Williamstown City Council

<sup>4</sup> Ada Ackerly, 1987, Williamstown History Kit – note this has contributed to the Williamstown History Web site - <http://libraries.hobsonsabay.vic.gov.au/5-shipbuilding-and-industry>

<sup>5</sup> John Lack and Olwen Ford, 1986, *Melbourne's Western Region : an introductory history*; Western Region cultural heritage study, Melbourne Western Region Commission, Living Museum of the West

<sup>6</sup> Meredith Walker, Christine Johnston, Carmel Boyce, 1986, *Melbourne Western Region Heritage Study: Study Methods & Results*, Context Pty, Limited, for Melbourne Western Region Commission, 1986

<sup>7</sup> Vines, G. & Ward, A., 1989, *Western Region Industrial Heritage Study*, Melbourne's Living Museum of the West, (Andrew Ward and Associates). Department of Planning and Environment - [http://www.academia.edu/4915386/Western\\_Region\\_Industrial\\_Heritage\\_Study\\_part\\_2\\_place\\_citations\\_](http://www.academia.edu/4915386/Western_Region_Industrial_Heritage_Study_part_2_place_citations_)

<sup>8</sup> Hobsons Bay Heritage Study – Amended 2010 – Vol. 3, Part 1, HO8, p.60

## 3.2 Summary history

Kanowna Street was originally named Morris Street and was part of the original Government survey area of Williamstown, which was carried out between 1837 and 1855,<sup>9</sup> based on an initial feature survey by Hoddle.

Allotments 18 and 19 were purchased by W. Mair in the Crown land sales about 1857.<sup>10</sup> The adjoining lot 17 to the west was purchased by C. Franklin and A. Lindsay in the same sales, but sometime after Windsor Terrace was created by taking an easement from lots 16 and 17.<sup>11</sup>

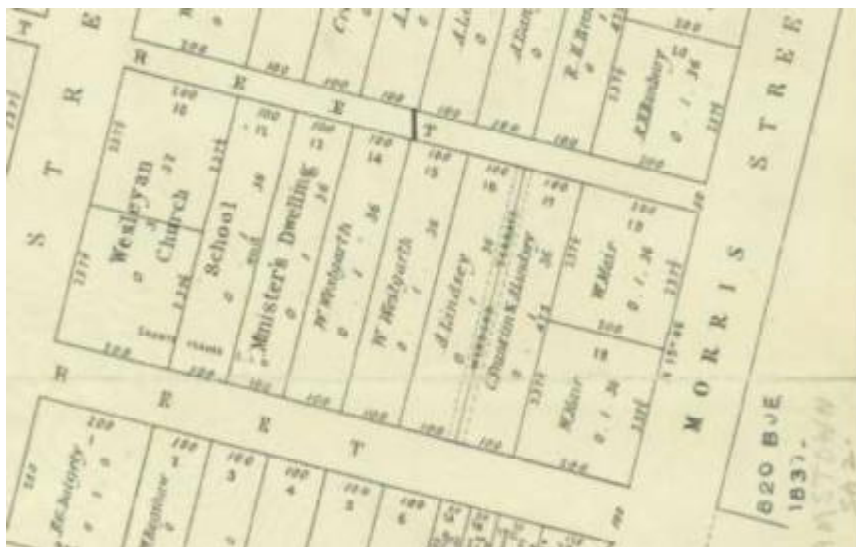


Figure 2: Williamstown Township Plan

There was no recorded building or other use on the property until 1888 when the rate books list a "laundry, offices and machinery" owned by Mrs Black with a rateable value of £200, while the Sands and McDougall Directory of 1889 names the property as the Williamstown S. (Steam) Laundry.<sup>12</sup>

It is therefore assumed that the two storey building facing Kanowna Street was built for the steam laundry in 1888-9.

<sup>9</sup> Victoria. Surveyor General's Office & Ellis, C & Philp, James B., fl. 1853-1863 (1855). Subdivision of Section 4 in the Parish of Cut Paw Paw about 4 miles W. from Williamstown near the Kororoit Creek County of Bourke. Surveyor General's Office, Melbourne

<sup>10</sup> EARLY WILLIAMSTOWN. (1926, January 16). Williamstown Chronicle (Vic.: 1856 - 1954), p. 2. Retrieved October 28, 2013, from <http://nla.gov.au/nla.news-article69517079>

<sup>11</sup> Williamstown, County of Bourke [cartographic material, J Noone, 1881, Victoria. Dept. of Crown Lands and Survey: Melbourne (State Library Victoria)

<sup>12</sup> Lovell Chen, Appraisal Report, Former Williamstown Steam Laundry Kanowna Street, Williamstown Prepared for Hobsons Bay City Council December 2010

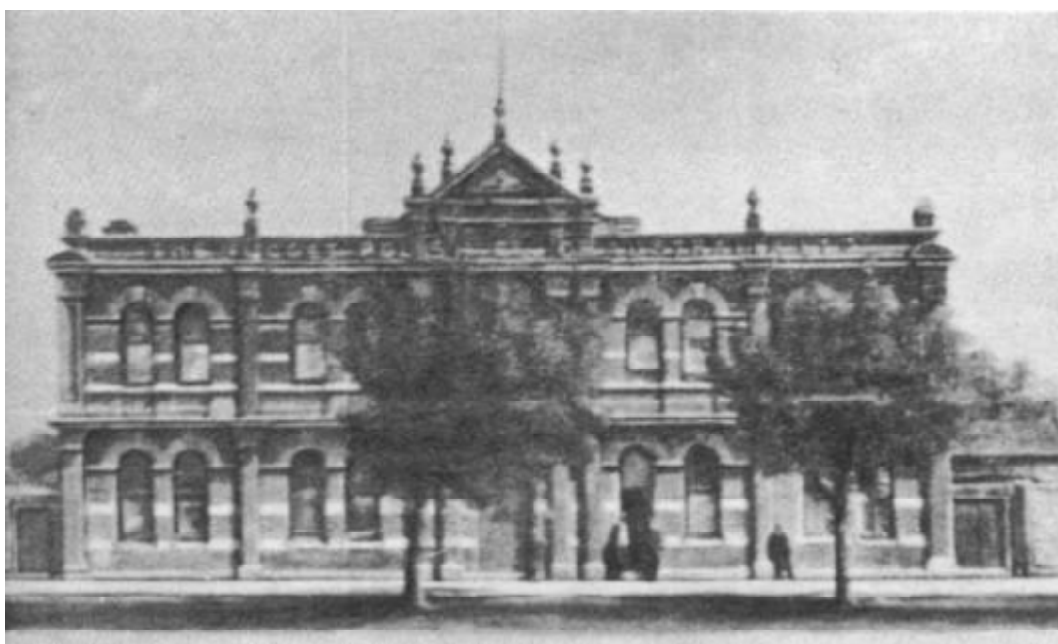


Figure 3: Facade of Williamstown Steam Laundry, later Nugget polish factory.<sup>13</sup>

The laundry was put up for sale on 23 October 1889, with the premises described as:

*"LAND at the corner of Cecil-street and Morris-street, Williamstown, with the building thereon known as the STEAM LAUNDRY, and the Machinery, Plant, and Chattels used in connexion therewith' and later 'Substantially erected brick premises known as the Steam Laundry, Morris-street. Spacious drying grounds.... The laundry buildings are two-storied, and foundations are capable of carrying another storey,<sup>14</sup> and could easily be converted into warehouse, store, or factory. The structure contains all machinery and appliances for carrying on an extensive laundry business, including patent ironing machines, nearly new, and in perfect order..."<sup>15</sup>*

There has been dispute regarding the connection to P&O with Alves suggesting the Lovell Chen report shows this to be false.<sup>16</sup> However, a newspaper item in 1895 says clearly that this was the "... large Morris street premises that for so many years was carried on as a P. and O. laundry..."<sup>17</sup>

A further description of the site's history notes that:

*"... The building in Morris St. was originally built for a laundry handling work from the mail boats which then used to berth at Williamstown. It was later taken by the Centrifugal Chemical Co., and after years of vacancy it was occupied by the Silex Soap Co., and later was again vacant for a number of years. Then the Nugget Co. bought the building and in Aitken St' with a view to future extension. It was pointed out by. Mr. Roberts that great care is exercised by the staff in guarding against fire, as much of the material handled is of a highly in*

<sup>13</sup> Nugget (Out of the Blue the history of Reckitt & Colman in Australia), cited in Lovell Chen 2010

<sup>14</sup> Note – underlined sections are structures and fittings which may be indications of potential archaeological remains and fabric relating to past uses.

<sup>15</sup> *The Argus*, 20 February 1892. Cited in Lovell Chen

<sup>16</sup> Alves, L. 'Heritage Report Former Nugget Factory 16-20 Kanowna Street, Williamstown', Prepared for Hobsons Bay City Council August 2012

<sup>17</sup> WORTH SUPPORTING. (1895, March 2). *Williamstown Chronicle* p. 2. <http://nla.gov.au/nla.news-article68583768>

*flammable nature. It was pleasing to report that no fire of a serious nature had occurred in the history of the Williamstown works."*<sup>18</sup>

An account in 1895 noted that:

*"Half the large laundry building in Morris street leased for a soap making factory."*<sup>19</sup>

This was when the Silex Soap works was established on the site. In 1907 the property was advertised for sale as:

*"SUBSTANTIALLY-BUILT MODERN BRICK TWO-STORY BUILDING, comprising, on ground floor, five very large compartments and one-story washing and draining room, with bricked floor, and dome and sky-lights, containing in all 3,235 square feet; also machinery-room, with 15 H.P. engine and boiler, and shafting. Iron chimney stack. Drying room, Hoist and hand-lifts. Upstairs – Large room, 1200 square feet, and large compartment fitted with clothes rails, heated by steam-pipes, and drying-room overhead. The whole splendidly lighted on all sides. The building was erected at immense cost, and was formerly used by the Williamstown Steam Laundry, and for such a business it is splendidly equipped, or is adapted for ANY MANUFACTURING BUSINESS."*<sup>20</sup>

The property appears to have been sold as a result of this advertising to the Nugget Polish Company, a brand name of the Lane & Fitte boot polish company of Kensington, England, which decided to obtain larger premises in Melbourne and commence local manufacture.<sup>21</sup> The property was evidently first used as a blacking factory, described as having:

*"...a brick building with iron roof and central timber staircase. To the ground floor was located a filling room, boiling room, engine room powered by a four horse-power steam engine and finishing room. A stitching room was located on the first floor level above."*<sup>22</sup>

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<sup>18</sup> BUSINESS PERSONALITY No. 31. (1950, October 13). *Williamstown Chronicle* p. 8. Retrieved October 23, 2013, from <http://nla.gov.au/nla.news-article70710408>

<sup>19</sup> BUSY MAN'S COLUMN. (1895, January 19). *Williamstown Chronicle* (Vic.: 1856 - 1954), p. 3. Retrieved October 23, 2013, from <http://nla.gov.au/nla.news-article68583588>

<sup>20</sup> *The Argus*, 2 March 1907

<sup>21</sup> The firm was established by Paul Fitte and H.C. Lane in Kennington, England in 1895 and in 1898 the partnership was converted to the Nugget Polish Company Limited. In 1903 F.E. Pincott joined the London office and transferred to Australia in 1906 where Nugget was importing stock through an office in Elizabeth Street. Edwards, Jack. *Out of the Blue: A History of Reckitt & Colman in Australia*, Artarmon, 1982. p.12. cited by Lovell Chen p.2

<sup>22</sup> Public Records Office of Victoria, Factory registration papers, VPRS 1399. cited by Lovell Chen p.2

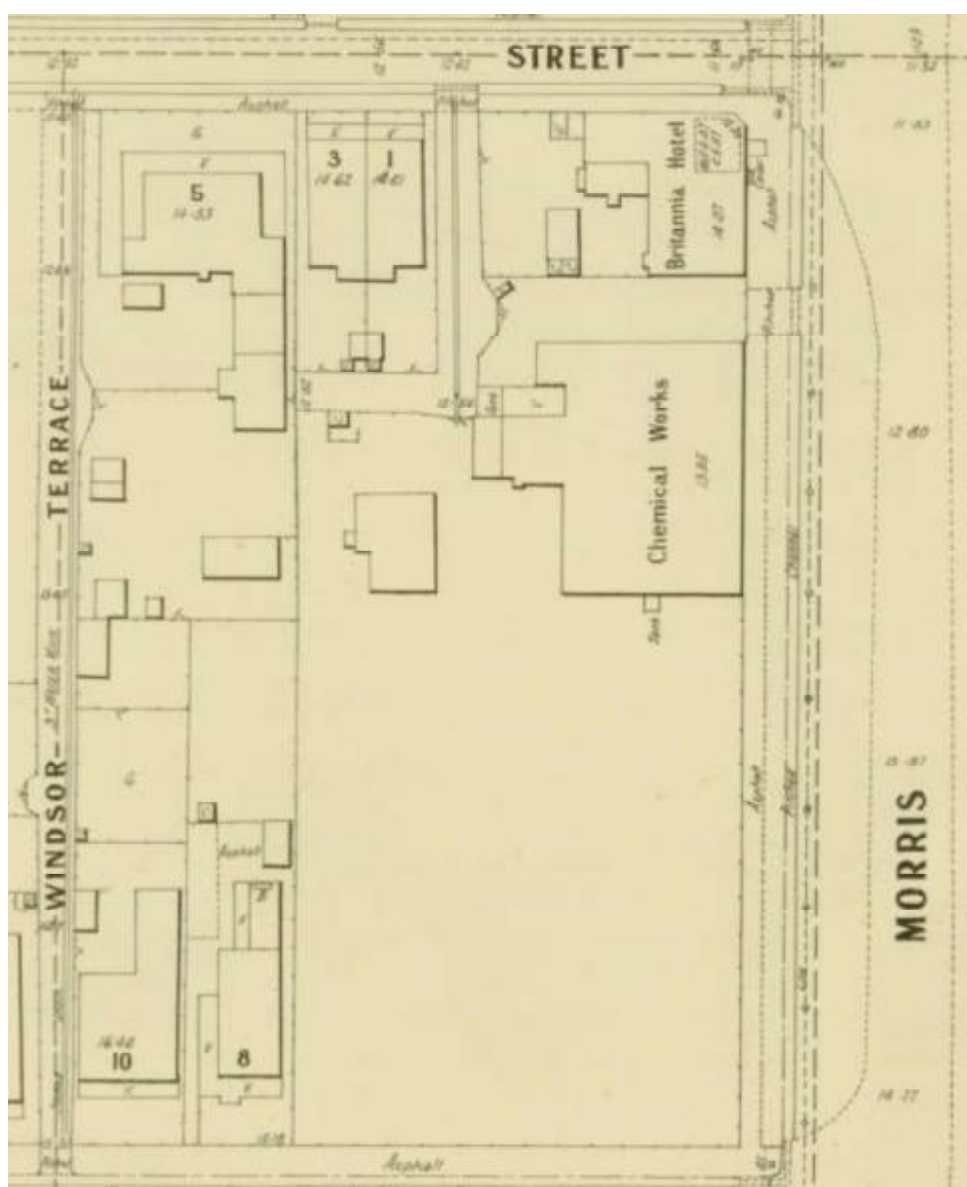


Figure 4: MMBW 1 inch: 40 ft. detail plan, 44 & 47, 1908 Town of Williamstown, State Library of Victoria

The 1908 MMBW plan shows the footprint of the main buildings (marked as 'Chemical works' with 'Tanks' marked to the south and west (most likely underground liquid storage tanks) and a pitched crossing to the street on the north side. There is an earth closet to the north west. There is a smaller building to the west with two cottages facing Aitken Street, a larger villa next door, and two houses on Cecil Street (all with their own earth closets).

Equipment amounting to 78 tons of machinery was imported from England and installed in the works in 1909, although several items were damaged when unloaded and had to be repaired at Johnston Tyne Foundry.<sup>23</sup>

A report in the *Williamstown Advertiser* in 1909, described the new factory as follows:

<sup>23</sup> SATURDAY, MARCH 6, 1909. (1909, March 6). The Argus (Melbourne, Vic.: 1848 - 1957), p. 18. Retrieved October 25, 2013, from <http://nla.gov.au/nla.news-article10711893>



*There are six rooms on the ground floor with a superficial area of 3500 feet. The boiling room and engine room are on the ground floor at the rear of the building. Next to them is the filling room. An ingenious machine, patented and built in London, is used for this operation. A tray containing 88 tins is passed under the machine at one end and the machine automatically travels along a table for about six feet when it delivers the tray to a lad stationed there, every one of the tins being filled with an accuracy that can be regulated to a grain. One machine is charged with black and the other with brown polish and each can turn out 15000 tins per hour. The quality of the blacking made in Williamstown proves to be first class, the warmer climate assisting in the process. The packing department adjoins the filling room; and upstairs, which may be reached by lifts, the finishing operations are carried out. Boxes, containing a brush and pot, are put up as a travellers outfit. At present these boxes and tins are imported; but Mr Pincott is determined to make the Australian factory self-contained and equipped with everything that the firms experience elsewhere can suggest. He intends to identify himself with the town and to employ as much local labour as possible.*<sup>24</sup>

A separate office building was constructed immediately to the south between 1919 and 1922,<sup>25</sup> and a tin-making plant was installed and the factory expanded again in the 1950s. The facade was altered sometime between 1945 and 1960 according to Lovell Chen.<sup>26</sup>



Figure 5: State Library Victoria, H86.98/548, 1966

<sup>24</sup> Williamstown Advertiser 30 January 1909, cited in Hobsons Bay Heritage Study – Amended 2010 – Vol. 3, Part 1, HO8, p.60

<sup>25</sup> The Nugget Polish Company joined with the Chiswick Polish Company as Chiswick Polish Group in 1929, possibly triggering the improvements to the factory. Hobsons Bay Heritage Study Amended 2012 - Volume 3 – Heritage Precinct and Place Citations, Part 2 – Heritage Places

<sup>26</sup> Lovell Chen p.2

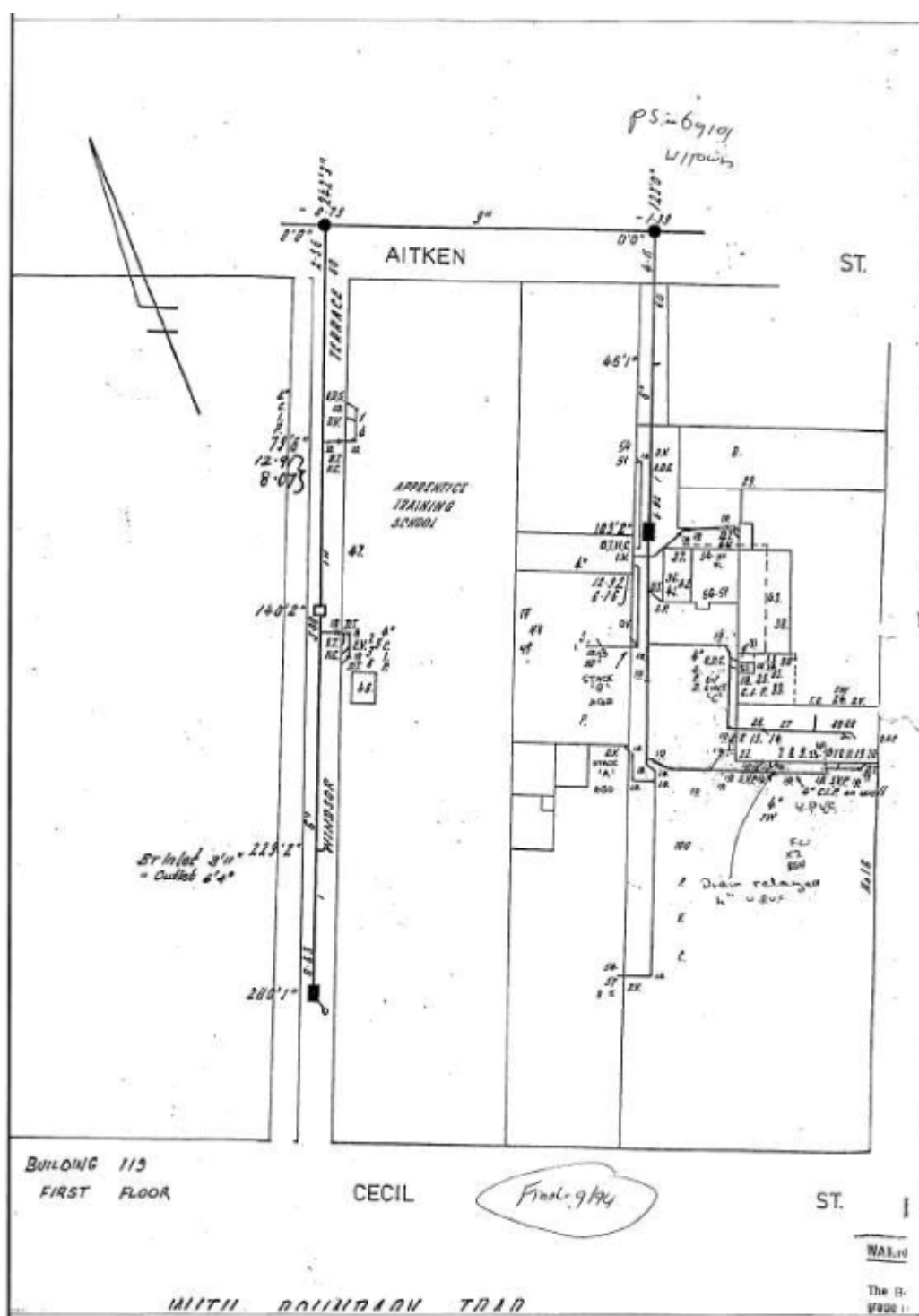


Figure 6: MMBW Property Connection Plan 1960. (Casey Plumbing)

The 1960s plan shows extensive sewer and drainage systems, including three 'stacks' marked 'A', 'C' and 'O'. These are either chimneys, or possibly vent pipes for the sewer or underground storage tanks. MMBW regulations made a requirement that factories separate stormwater and sewage, and discharge only licenced effluent to the sewer. As a result relatively complex sewerage and drainage systems are often encountered on noxious trades sites.

Manufacturing undertaken on the site would appear to have involved preparing product from bulk materials, treating, mixing, and processing ingredients (including varieties of wax such as lanolin or beeswax, turpentine, naphtha, dyes, and gum Arabic),<sup>27</sup> then packing, labelling and distributing the finished products. The large buildings added in the mid-20<sup>th</sup> century to the west were probably part of the warehousing and distribution business.

It was probably in the 1950s that the site was substantially renovated and modernised. Nugget Polish Co. became part of the Reckitt & Colman in 1958, leased new premises in Notting Hill in 1964, and in 1968 purchased land in Clayton to build a central depot and factory, while administration was amalgamated at West Ryde in New South Wales. Production at the Williamstown factory continued until 1974 (or 1976), when the property was vacated and sold and all manufacturing went to West Ryde.<sup>28</sup>

The large warehouses west of the earlier buildings were subsequently used for the Apprentice Training School.

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<sup>27</sup> Storage of Turpentine. (1947, May 2). Williamstown Chronicle (Vic.: 1856 - 1954), p. 9. Retrieved October 25, 2013, from <http://nla.gov.au/nla.news-article70719796>

<sup>28</sup> Edwards, J. Out of the Blue, pp.45-46, 76; Hobsons Bay City Council Libraries, 'Shipbuilding and industry' [http://libraries.hobsonsbay.vic.gov.au/page/PagePrint.asp?Page\\_Id=250](http://libraries.hobsonsbay.vic.gov.au/page/PagePrint.asp?Page_Id=250)



## Site Description

### 4.1 Context

Site Inspection was undertaken by Gary Vines on 11 October 2013. The interiors upstairs and downstairs of the two storey and adjoining one storey buildings were examined, and the exteriors to the immediate east, west and south. The adjoining structures on the north and west of the main building were not inspected inside, nor the large warehouse building further west.



Figure 7: General View of the study area (GeoVic online map)

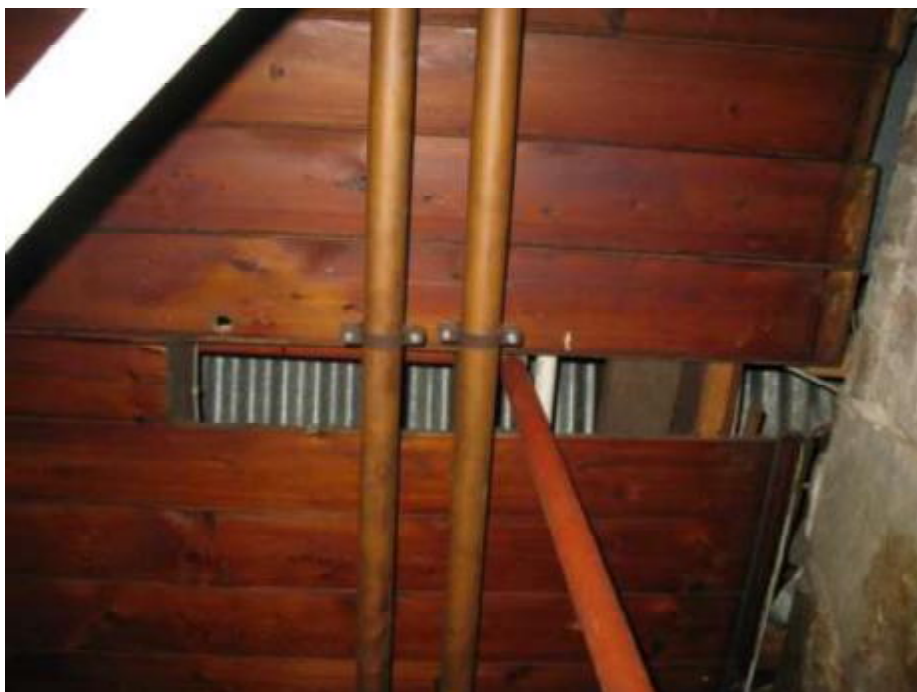
### 4.2 Description

The present buildings comprise a solid double brick two storey, "L" shaped building on Kanowna Street, turning at the north end, with a solid double brick single story rear section and later cavity walled (double brick), single storey building on the south side. Brickwork is in machine made reds, laid in Colonial or English garden wall bond (alternating row of headers and 3 rows of stretchers), on rock-faced bluestone foundations. The few original openings have segmental arches, but most have been replaced with reinforced concrete lintels.



*Figure 8: Underside of first floor, showing beams, floor boards and spacers*

The two storey 1880s building has timber floors (which appear to be double planked) and stained timber ceiling lining boards (visible only in the upstairs cupboard, but probably extant throughout the building). The original upper storey ceiling is covered by a suspended acoustic tile false ceiling.



*Figure 9: Stained timber lining boards in ceiling (above false suspended ceiling in cupboard space upstairs)*

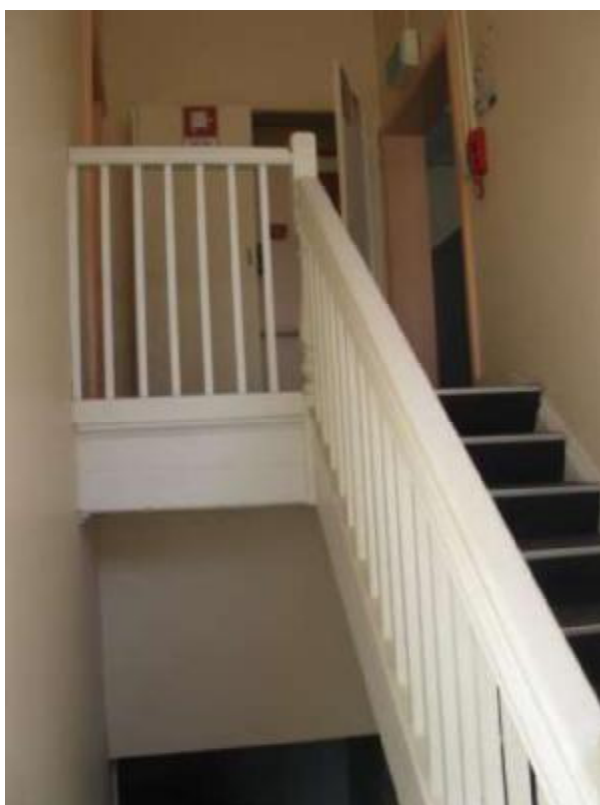


*Figure 10: Partial rear wall of ground level showing stepped loadbearing wall.*

The ground level has a large open area with the rear wall of the upper storey partly supported on boxed in (probably steel girder) posts. This open area may be related to the former function as a manufacturing area.

A central timber staircase is beside the blocked up original main entrance, showing the segregation of the upstairs office and downstairs manufacturing areas.

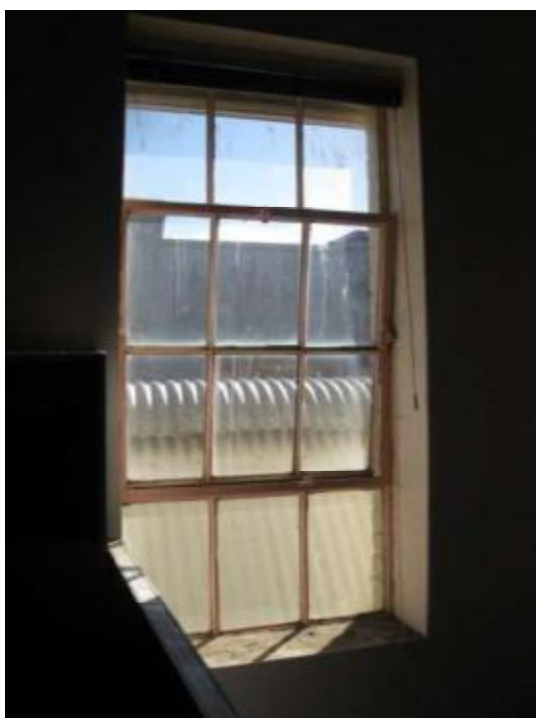
Corner chimneys in the upper level have been removed, but their positions are marked by triangular fill pieces in the ceiling and floor patches. The windows have been replaced, generally with steel framed, central pivot casements.



*Figure 11: Central staircase – it is unclear if this is 19<sup>th</sup> century, or was replaced in 1950s.*



*Figure 12: Corner of one of the upper offices, showing chamfer from former chimney.*



*Figure 13: Steel horizontal casement window in upstairs area.*

The Kanowna Street facade has been extensively altered, but this has been cosmetic rather than structural. The paired arched windows have been replaced with single steel framed windows and reinforced concrete lintels. The cement decorative elements have been stripped off and the facade painted. The original tuck-pointing is still evident under the brickwork. The pilasters, parapet, frieze and parapet are still evident.



*Figure 14: General view of facade from south east - note yard wall on left is probably part of former building.*

The buildings facing Kanowna St and attached structures behind all have hipped roofs, constructed with timber frames and clad in corrugated galvanised iron. The 1920s wing to the south was probably constructed to provide additional amenities when the works was substantially expanded.



*Figure 15: c1920 office and amenities block*

The adjacent saw tooth roof, brick-walled and steel frame-roofed warehouse and two storey lantern-roofed despatch building were probably used for distribution stores by Reckitt and Coleman. The tall, upper-level doors were most likely used to load trucks in the lane.

A series of bricked up openings in the rear wall of the 1880s building show former window and doorways and perforations for steam pipe and equipment. Below ground tanks (two of which have recently been removed) were probably for storage of production ingredients, fresh water and waste product storage. There are remains of connecting pipes extending under the 1880s building, suggesting they may date back to the original laundry use.





*Figure 16: c 1950s warehouse and despatch building.*



*Figure 17: Rear of main buildings showing roof lines and recently extracted tank.*



*Figure 18: Riveted rectangular wrought iron liquid storage tank. Flanged openings are at the top and end, (obscured from view).*



*Figure 19: Rear (west) of 1888 single storey manufacturing building showing various blocked up wall perforations, and flanged pipe extending under floor from tank pit.*



## Analysis and assessment of significance

### 5.1 Assessment of evidence

It is evident from the inspection and comparison with historical plans, contemporary descriptions and photographs, that the basic structure and layout of the 1888-9 Williamstown Steam Laundry is still intact, and that there is physical evidence of the alteration of the buildings to accommodate the 1909 and later Nugget shoe polish factory.

The types of plant machinery and fittings used by the various industrial activities which are likely to have been on the site and which may have left distinctive physical evidence include the following:

Table 1: Anticipated structural and archaeological features

Plant type	Expected features
<b>Boilers</b>	Brick (and possibly stone) foundations, setting, flues and chimney base – iron pipes and small relics from demolition
<b>Steam engine</b>	Stone & brick foundations and mounting blocks, feedwater tank and pipes
<b>Furnaces</b>	Brick flues and foundations
<b>Machinery (mixing, filling, hoists, presses, etc.)</b>	Mounting blocks, iron pipes, line shaft mounts on posts and beams, wall perforations and wall and floor impressions, and bolts, pits and drains.

### 5.2 Comparison

Alves discusses a number of other industrial places in Hobsons Bay including the Melbourne Glass Bottle Works [HO046], Hugh Lennon Agricultural Implement Works [HO153], W. Goetz & Sons Ltd [HO139], and the WC Thomas & Sons Flour Mill [HO186], noting The Hobsons Bay heritage study does not record any factories in Williamstown although the 1878 Alfred Woollen Mills Osborne Street was demolished relatively recently. Alves concludes that:

*"The Nugget factory would be one of the earliest extant manufacturing sites in Williamstown. A comparative business was Nugget's major competitor, the Kiwi Polish Company, which was based in Burnley Street Richmond, but the original building no longer exists."*

Very few places associated with the servicing of ships survive in Victoria. Apart from the docks and their wharf sheds themselves, there are warehouses, some shipping company offices, the customs house and the mission to seamen. The Port Melbourne Coal Depot is probably the only directly comparable place to the Steam Laundry. It might be noted that the laundry function is not exclusive to shipping, but the historical association provides the link, and the other mentioned places are no more maritime specific.

For an economy so dependent on maritime transport, there are surprisingly little shore-based facilities surviving from the nineteenth century.

Other more generally comparable commercial laundries of the period are also very rare. A brief search of HERMES could only find the 1937 Relova Redressing Laundry; part of the Elizabeth Fry Retreat Laundry in South Yarra; and the 1908 Hatcher's Laundry in Abbotsford. Later country laundries in Camperdown and Portland are also identified.

From the 1860s to 1950s, boot and shoe manufacture (and its related suppliers of leather and materials), was one of the most important industries in Melbourne, concentrated as they were in the Fitzroy and Collingwood area but with factories throughout the inner suburbs. Blacking and polish makers were a small but critical component. Only one other such factory was identified in the Western Region and Northern Suburbs industrial heritage studies.<sup>29</sup> This was the now residential conversion of the former Lewis & Witty Blacking Factory in Fitzroy, although a number of similar works once thrived in Melbourne.

The other notable shoe polish factory, 'Kiwi' also operated in Melbourne, but nothing of their works survives. Nugget is the only surviving site to have continued into the twentieth century.

### 5.3 Previous significance assessment

The significance of the site has not previously been assessed either in the Hobsons Bay Heritage Study and Heritage Overlay Amendment process.

The Western Region Industrial Heritage study undertaken in 1989<sup>30</sup> identified the site as being of local significance, and at the B grade, and recommended that it should be protected under the Williamstown Planning Scheme and nominated to the Register of the National Estate.

The statement of significance state:

*"The early association with the P&O Company gives this site an important link with the maritime industry in Williamstown and the suburb's role in immigration to Victoria.*

*The Nugget Shoe Polish Company became a household name in Australia with "Nugget" becoming synonymous with and even a generic term for shoe polish. Although it was a British firm, and was competing against local manufacturers, Nugget gained a significant market share in Australia in the first half of the 20th century. The construction of a manufacturing plant as the local branch of a British firm was very probably necessitated by the introduction of import tariffs in the early 1900s. This site was its first factory in Australia and remained for many years the centre of its manufacture and distribution network.*

*The amalgamation with another British firm, Reckitt and Coleman, was a reflection of overseas trends in consolidation of companies producing domestic goods, trends which were soon followed in Australia. The site represents an important example of specialist manufacturing in Victoria."*

The Lovell Chen assessment<sup>31</sup> considered the property and determined that it is:

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<sup>29</sup> Vines, G. 1989, *Western Region Industrial Heritage Study*, Melbourne's Living Museum of the West, Department of Planning and Environment; Vines, G & Churchward, M. 1990, *Northern Suburbs Factory Study*, Melbourne's Living Museum and Department of Planning and Environment.

[http://www.academia.edu/4915386/Western\\_Region\\_Industrial\\_Heritage\\_Study\\_part\\_2\\_place\\_citations](http://www.academia.edu/4915386/Western_Region_Industrial_Heritage_Study_part_2_place_citations)

<sup>30</sup> Vines, G. 1989, *Western Region Industrial Heritage Study*, Place No 393, p.397.

<sup>31</sup> Lovell Chen, Appraisal Report, Former Williamstown Steam Laundry Kanowna Street, Williamstown Prepared for Hobsons Bay City Council December 2010

*"...of historic interest as an early industrial premises in the Government Survey Heritage Precinct (HO8), and for its long association with the Nugget Polish Co, manufacturers of the trademark shoe and boot polish, and later, several other well-known brands of household products. The building, albeit altered, is one of the few remaining buildings in this area of Williamstown which reflects the non-maritime industrial origins and growth of Williamstown during the nineteenth century.*

*The alterations to the façade, which appear to have taken place in the 1950s, have largely erased the architectural reference to its nineteenth century origins. While the footprint of the building generally remains as originally constructed and the hipped roof and side walls remain in place, in its current state the property is not of aesthetic or architectural significance. However, the later façade references the earlier treatment by way of its similar height and use of pilasters dividing the elevation into five bays. In its three dimensional form and height the building compliments the adjacent Britannia Hotel and reflects the nineteenth and early twentieth century streetscape of Kanowna Street.*

*The investigation taken place as a part of this appraisal has clarified the history and evolution of the subject property and concludes that the building does not warrant individual recognition for cultural heritage reasons. The building is of interest historically, however, and in its contribution to the streetscape and the reflection of the industrial origins of the area, would desirably be incorporated into any redevelopment of the former Port Phillip Woollen Mills site. The building would contribute to the setting of the Britannia Hotel and could positively contribute to development along Kanowna Street.*

Alves<sup>32</sup> proposed the following statement of significance:

*What is significant?*

*The former Nugget Polish factory is a double storey building fronting Kanowna Street Williamstown. Originally a steam laundry the building was acquired by the Nugget Polish Company in 1908-09 as part of the British company's expansion into Australia. The factory was the company's manufacturing base until 1974.*

*How is it significant?*

*The former Nugget Factory is of local historical significance.*

*Why is it significant?*

*The former Nugget Polish factory is historically significant as an example of Williamstown's maritime industrial heritage in the late 19th century and its non-maritime manufacturing history in the 20<sup>th</sup> century.*

*Originally built to provide laundry services for ships docking at Williamstown, it reflects the town's maritime history. The building was used as the Nugget Polish Company Limited's manufacturing base from 1908-09 to 1974, and represents the new influx of industry into Williamstown in the early twentieth century. The company manufactured Nugget shoe and boot polish. The word 'Nugget' became popularly associated with shoe polish in Australia. The factory later took on the manufacture of other well-known brands of household products owned by the Reckitt & Colman group. The factory is also significant for its former association with the Williamstown community, with locals employed in both management and general positions.*

The Hobsons Bay City Council heritage place citation<sup>33</sup> has the following statement of significance:

*What is Significant?*

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<sup>32</sup> Alves, L. 'Heritage Report Former Nugget Factory 16-20 Kanowna Street, Williamstown', Prepared for Hobsons Bay City Council August 2012

<sup>33</sup> Hobsons Bay Heritage Study Amended 2012 - Volume 3 – Heritage Precinct and Place Citations, Part 2 – Heritage Places

*The Nugget Factory (Former), comprising the two (2) storey brick building was constructed c.1887, originally an industrial laundry servicing the maritime industry, it was later used for the manufacturing of shoe and boot polish. It is located at 16-20 Kanowna Street, Williamstown.*

*How is it Significant?*

*The Nugget Factory (former) is of local and cultural significance to Hobsons Bay.*

*Why is it Significant?*

*Historically the former Nugget Polish factory is significant as an example of Williamstown's maritime industrial heritage in the late 19th century and its non-maritime manufacturing history in the 20th century. Originally built to provide laundry services for ships docking at Williamstown, it reflects the town's maritime history. The building was used as the Nugget Polish Company Limited's manufacturing base from 1908-09 to 1974, and represents the new influx of industry into Williamstown in the early twentieth century. The company manufactured Nugget shoe and boot polish. The word 'Nugget' became popularly associated with shoe polish in Australia. The factory later took on the manufacture of other well-known brands of household products owned by the Reckitt & Colman group. The factory is also significant for its former association with the Williamstown community, with locals employed in both management and general positions.*

16-20 Kanowna Street is included as a non-contributory place in the citation for HO8,<sup>34</sup> which identifies the area's character relating to the Government Survey Heritage Precinct Williamstown HO8, which is described in part as comprising:

*"...intact and cohesive groups of nineteenth and early twentieth century buildings that are an integral part of the special character of early Williamstown. Key elements include:... building styles and types such as the basalt houses and the timber duplex houses with no dividing wall that are characteristic of this part of Williamstown ... nineteenth century community and civic buildings, [and]... groups of predominantly Victorian and Edwardian era houses with common or similar characteristics of design, siting and scale that creates cohesive and homogeneous streetscapes"*

## 5.4 Significance conclusion

The conclusion of this assessment is that the former Nugget factory is a significant part of Williamstown's and Hobsons Bay's history and heritage. The site is historically significant as a rare surviving example of the noxious trades and chemical industry, which once characterised the Western Suburbs, but now is virtually extinct.

It is historically significant for its association with the maritime service industries in Melbourne, and as shipping was the "raison d'etre" for Williamstown's existence, it is of critical importance.

It is one of the very few examples of 19<sup>th</sup> century industrial fabric in Williamstown or the Western Suburbs. Also, it has archaeological significance for evidence of the former uses in terms of structural features, buried footings and foundations and relics.

While included in HO8, it is not characteristic of the types of places for which the overlay was created, and so warrants a separate heritage overlay.

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<sup>34</sup> Heritage Victoria Database ' Government Survey Heritage Precinct Williamstown HO8, [http://vhd.heritage.vic.gov.au/vhd/heritagevic#detail\\_places;22437](http://vhd.heritage.vic.gov.au/vhd/heritagevic#detail_places;22437)

## Conclusion

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The assessment has determined that there do not appear to be serious structural deficiencies of the buildings (although potential hydrocarbon, heavy metal and other chemical contamination may be present).

Historical research and site inspection has shown that there are several stages of construction, alteration and use which can be related to operation of the site as both a 19<sup>th</sup> century steam laundry and 20<sup>th</sup> century shoe polish factory.

### 6.1 Recommendations

The Nugget Factory is in a relatively sound state. It demonstrates its historical significance and has considerable archaeological potential. It has heritage significance that should be taken into account in any planning and permit decisions. Decision guidelines are set out in clause 43.01 of the Hobsons Bay Planning Scheme. Of relevance to the current site are:

*Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*

Demolition of the Nugget Factory buildings would adversely affect the significance of the place. Planning policy frameworks generally promote the retention, conservation of significant heritage places. Particular note is made of redundant industrial buildings with a strategy stating:

*Where redundant heritage buildings such as former industrial buildings and hotels cannot be retained, encourage and support their adaptive use to recognise and protect the physical and cultural heritage significance of the building and its contribution to development of Hobsons Bay.*

If works to the buildings are proposed, including alterations, excavation, new openings in walls, removal of underground services or contaminated soil, etc. there should be appropriate investigation, recording and mitigation action commensurate with the nature and level of significance as follows:

- *Archival recording (b/w negative and colour transparency, scaled photography (also digital imagery) site mapping and architectural drawings of buildings and all structural elements prior to alterations.*
- *Photographic recording of works in progress, particularly where removal of finishes, fittings and structure may reveal earlier or concealed fabric and features.*
- *Further research and recording of the site, including preparation of detailed site history, collation of historic plans, operation procedures, oral history interviews with past workers, & co.*

- *A Consent to excavate and/or Consent to disturb must be obtained before undertaking any further demolition or excavation works on the site.*
- *Archaeological test excavations to determine the nature and extent of surviving archaeological deposits, including further underground tanks, drains and plant, foundations of former buildings or buried structures, occupation and waste deposits, etc.*
- *On the basis of the results of the test excavation, further archaeological salvage may be required.*
- *An archaeological watching brief should also be undertaken to record structural and archaeological details revealed during demolition (this should be phased in stages e.g.*
  - *after removal of roofing,*
  - *after clearance of walls,*
  - *after removal of floors and footings.*
- *Preparation of documentation with archival record for lodgement with Council, State Library Victoria, Heritage Victoria and Public Records Office.*

## Appendix 1 – Cultural heritage significance

### Historical cultural significance

Heritage Victoria administers the *Heritage Act 1995*, and has provided formal criteria for assessing cultural heritage significance. Applying these criteria will determine if a heritage place should be considered for addition to the Victorian Heritage Register or other statutory lists.

On the basis of these criteria, heritage places are generally given a significance ranking of State, Local or none. Historical archaeological sites, as with other heritage places, can be considered for addition to the Victorian Heritage Register if they have State significance. However, all historical archaeological sites are included on the Victorian Heritage Inventory and are given statutory protection, irrespective of their level of significance.

Sites which are considered to be of local historical interest, but are not considered to be of specific archaeological significance are allocated 'D'-list numbers (e.g. D8020-0015). 'D'-listed sites are not protected by legislation.

### Assessment criteria

Heritage Victoria is the State Government body responsible for protecting non-Aboriginal heritage places in Victoria, including gardens, buildings, shipwrecks and historical archaeological sites. Heritage Victoria administers the *Heritage Act 1995*, and has provided formal criteria for the assessment of cultural heritage significance. The application of these criteria will determine if a heritage place meets the threshold to be considered for addition to the Victorian Heritage Register.

Although most historical archaeological sites will have application to Criterion C, which addresses scientific value (discussed in detail above), several of the other criteria may still be applicable. On the basis of these criteria, heritage places are generally accorded a significance ranking of State, Local or none. Historical archaeological sites, as with other heritage places, can be considered for addition to the Victorian Heritage Register if they are considered to have State significance. It should be noted, however, that all historical archaeological sites are included on the Victorian Heritage Inventory and are accorded statutory protection, irrespective of their level of significance.

The criteria used in the assessment contained in Table 8 are those adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(c) and 8(2) of the *Heritage Act 1995*.

*Table 2: Heritage Victoria Assessment Criteria.*

<b>Criterion A</b>	Importance to the course, or pattern, of Victoria's cultural history
<b>Criterion B</b>	Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
<b>Criterion C</b>	Potential to yield information that will contribute to an understanding of Victoria's cultural history.

<b>Criterion D</b>	Importance in demonstrating the principal characteristics of a class of cultural places or objects.
<b>Criterion E</b>	Importance in exhibiting particular aesthetic characteristics.
<b>Criterion F</b>	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
<b>Criterion G</b>	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
<b>Criterion H</b>	Special association with the life or works of a person, or group of persons, of importance in Victoria's history.



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